TY REAL ESTATE. of Manhattan-For Sale.

L ESTATE-OUT OF THE CITY

Long Island-Sale or Rent.

WE OFFER sidential Water Front Sites most exclusive and fashionable section of the North Shore of Long

S. OSGOOD PELL & CO.

Si2 5th av.

Ke Farm; the deling, bathing buildings, soli; truit, shade and pall, water shore front past and PANNE. Wade.

Westchester County-Sale or Rent.

New York State-Sale or Rent.

Connecticut-Sale or Rent.

Exceptional Bargain

trolley; particulars on request. W. H. Hoyt & Co., Sti Madison av

New Jersey-Sale or Rent. very Acre of This Farm, 43 Good as Any in State. COTT

ABOUGH & SON, 150 Nassau at. LOFT AINTY COTTAGE

New House, 7 Rooms and Bath.
STEAM HEAT, ELECTRIC LIGHT:
MODERN IN EVERY DETAIL. 24 Street, Woodcliff on Hudson.

C. Botty, Jr., 140 Nassau St., N. Y. A Farm of Merit, Manhattan; express trains; ear schools, good town and tro quick sale; it's worth \$15.00 ugh & Son, 150 Nassau at

Miscellaneous-Sale or Rent,

HOTEL REAL ESTATE.

Main Office, Cor. B'wny and 80th St. Branch, Broadway at 144th St. for Bookist, FARMS Louis Schlesinger

REAL ESTATE TO EXCHANGE.

R. WOOD, W. H. DOLSON CO. Main Office Cor. Brondway and 80th St. Branch, Brondway at 144th St.

-30c. tine Sunday; 25c, tine 20 Acre Commuting Farm

REAL ESTATE WANTED. AY Along the Sound Real Estato, WM F. DAY, 500 5th av.

HUBSON-HILL COUNTRY-SOUND.

WAS PRIVATE HOUse between found and soing street with the street of the

29 BROADWAY. Corner Morris Street. ALL OUTSIDE OFFICES. NONE DARK, BAY AND RIVER OUTLOOK,

93 Crosby St., noar Spains ALSO STORE AND BASEMENT, 48x75. 70-74 West Houston St. ar Wooster; steam hear and elevator; els MOORE & WYCKOFF, near 45th st. Tel., 1283-Bryant, CHOICE SUITE FOR JEWELLER

No. 7 Maiden Lane. Close to Broadway.

Also Single Office fronting on Maiden Lane,
Rent Side Seed.

CRUKSHANK COMPANY, 141 Broadway. 374-376 West 12th St.

W CORNER WASHINGTON ST.
To lease for a long term of rearz.
The will enert building to said tenant.
I HILL PARTICITIARS APPLY TO
INSHANK COMPANY, 141 Broadway.
USSAMBLEDING to let, 92 Pearl at, four story instanced, 21xts, light in rear; electric olders and best proof \$2.000. A SCHACHT.
355 let at. Broadyn.
560x80. Hight three sides; steam heat and seed of the control of the cont

Northeast Cor. of West & Morton Sts.

Choice make Suites and single Offices to let; all outside rooms; elevators, steam that electric tights; rents low, ORUIKSHANK COMPANY, 141 Broadway. S. W. Cor. Av. A & 23d. FINE, LARGE STORE, RARE CHANGE.

Opposite 20d St. (Brooklyn Ferry, now in full operation). OZYUNGER, ROOM TOE, 31 NASSAN St.

A. LOFTS, 22D STREET 545 WEST, Light four sides 46x75 \$1,200, inc. 5 h. 6.

LOUIS SCHRAG, 132 WEST 23D ST, LOUIS SCHRAG, 1

FINE LARGE LOFTS. BULSOS 38 sr. near 40th st.

Five Lofts, 42x80; beat, elevator, light three sides; electic power, Office, 160 East 61th.

FOR rent, separately or together, two light lefts, opposite library; nerthern exposure. Apply R. S. & CO. 471 5th nv.

FACTORY to lease, 30x30; five stories; good light; elevator; in shopping district. A J.

ROUN & CO. Real Estate, 186 5th av. LOFTS STORES LOFTS
Large selection; desirable locations,
from 14th 4t. to Nebt. low repte; all sizes,
LOUIS SCHRAG, 142 WEST 23D ST.

mises,
use, long or short term, the whole or low
of a substantial five story Building;
100; Madison st., near square; princip;
M. B. R., 541 Horald.

510 6TH AV..

REAL ESTATE—OUT OF THE CITY. TO LET FOR BUSINESS PURPOSES. FLATS AND APARTMENTS TO LET— STUDIES WANTED—FEMALES.

Wiscollengous Sala or Rent Above 14th St. to 50th St. (Including) Above 14th St. to 50th St. (Including) Control of the City. Miscellaneous-Sale or Rent. Above 14th St. to 50th St. (Inclusive), Above 14th St. to 50th St. (Inclusive). East River to North River.

STORES-LOFTS-SHOWROOMS

Lofts on 5th Av., Below 23d St. Modern Fireproof Building. Light on Three Sides. Floors Contain 6,500 Sq. Feet. No Manufacturing in the Building. LIBERAL CONCESSIONS TO RESPONSIBLE TENANTS.

34-38 W. 27th Bet, B'way & 6th av. SIZE COxOS.9. Basement, \$8,000. 1st, Sd, 4th Lofts,

\$4,000 Each.

Ber, 5th and 6th avs. SIZE 50x103. 1st, 2d, 8d, 5th, Sth. 11th Lofts, \$2,500 Each. Liberal Concessions. Floors are exception-

30-32 W. 15th 12-14 W. 32d Near 5th av. SIZE 34x100. No columns; has side light. Studio, Top Floor, \$1,000; 84x88.

FLATS AND APARTMENTS TO LET-FURNISHED.

THE ALCAZAR,

TELEPHONE 1020 THIVENSIDE. PONCE DE LEON,

To rent for the season or by

A.—Ness Broadway 204 West 100th, five light rooms, newly furnished Aparticle lephone, electricity; Turkish rigs; hall reasonable, stated years, fully furnished wom Anathrent residenting Drive sizes.

West of Sth Av.

TO SUBLET-APARTMENT, 5 ROOMS:
exceptional size; select neighborhood; March to
Octobe;
F. W. BROWNE, 3,671 BROADWAY.

East River to North River.

The Dearborn

350 to 358 W. 55th St.

All Modern Improvements.
CONTAINING APARTMENTS OF

and Bath,

ousekceping one-room apartments.

RENTS, \$25 TO 180

RENTING AGENT ON PREMISES.

attractory References Absolutely Indispentible Distriction of the Same ownershing augment as the Cambria, 247-255 West. 35

THE KNICKERBOCKER

247 Fifth Av.

Owing to removal occupant abroad a fine HOUSEKEEPING Apartment will be leased, UNFURNISHED, on most FAVORABLE TERMS. In-

rictly NEW ENGLAND Firemon

Broadway REMCO. 98th Street,

Il improvements; elevator service; five and six rooms; reat \$770 to \$720 per smaup; one Suite suitable for decitor's Office. April- on premiers or CUSHMAN, 240 W. 22d st.

THE SYDENHAM.

120 EAST 31ST ST.

High class eight room frepenof elevator Apart-eut; all light rooms; rent \$1,500. HIBSON CO., Lexington av., corner 34th st.

The Cleveland

126-180 East 24th at. Apartments of nine rooms; surple closets, &c.

A Fine Studio 2 tooms and bath; skr light; north light; sil improvements; \$85.

ATTRACTIVE APARTMENTS, 3 rooms; bath st. Richen; also 2 room Suite. 158 West 55th st.

FOR Rent-Small and large two room Sules; bith elevator, stand heat; near subway. Dead all markets little; mis reasonable; reforences. BRALEY, 108 fast 16th st.

STUDIO, one room, bath, "bylight; also two room Apartment; modern limprovements. 126 Lexington av.

STUDIO Apartment; steam; private bath and shower; kitchemette; two flights; 350, 202 East 18th.

Four or five room Apartments; bot water, telephone; \$35, \$39. AMES, 26 West 31st.

New elevator apartments 234 W. 21st St. HUNTINGTON.

1, 2, 3 and 4 Rooms

JUST COMPLETED.
FIREPROOF BUILDING

Exceptional light, extra high celling. ally light. Good light; possession. M. & L. HESS. 907 BROADWAY

Between 5th and 6th Avs. 12 story, 60 foot, new Store and Loft Building; splendid light; adaptable for high grade business. Henry D. Winans & May

Agent.

749 Fifth Av., Near 58th St.

(OPPOSITE THE CATHEDRAL) LARGE UPPER FLOOR. A MASS OF WINDOWS. South, East and West Light New Fireproof Building

STORE & FIRST LOFT, 19-21 West 24th St., EINSTEIN, WOLFF & CO. SPRINKLER EQUIPMENT.
ALL IMPROVEMENTS.
WEBSTER B. Maffie & CO.,
1.178 Broadway, corner 28th st.
Telephone, 5788-34nd, Sq.
FULL COMMISSION TO BROKERS.

For High Class Retail Trade Only Hall Estates, 11 East 42d St.

TO LEASE. ress LUSATANIA, 420 Herald,

LIGHT LOFTS No. 355 & 357 West 36th St. Apply to THOMAS A. HILL CO.,

249 West 26th st. Tel., 760 Murray Hill TTH AV. Broadway and 30th First floor, large bay gyindow; fine showroom; snijable furnish Above 59th St .- 5th Av. to East River.

Above 59th St .- 5th Av. to North River.

Lincoln Square Arcade, cadway and 66th; Stores, Offices, Stud FINE LARGE STORE. Excellent business location; 104th st. elevated station. H. C. COPPLAND, 242 West 101st st. PHYSICIAN'S OFFICE. superbly furnished; maid service; liverled page (Stn. near Park. P. S., 200 Herald.

Borough of Bronx. LOFT, steam heated, 7.500 square feet, light four sides; sprinkless; low insurance; spler hipping facilities, modern building for it namatacuring, JANSSEN, East 1824 st, it trown place.

Borough of Brooklyn. LIGHT rear Rooms, 28x16, \$450 per annum same size front, \$600 per annum; one lang Room or Store, on anreet, \$2,500 per annum; hall block from subway and City Hall; janitor ser rice, best, Ight. Apply to JOHN W. FERLERS, 180 Montague s.

BUSINESS PLACES WANTED. OFFICE Space or small Office; low rent; profet between 23d and 42d sts.; at once. S. S., 50t Herald. DWELLING HOUSES TO LET. Furnished.

ORGEOUSLY furnished House, 48th, near 7th theral terms; two years' lease. M. C., 1,570

TOWNSEND BUILDING LINE EAST ISTH ST. 1,123 B'way, Cor 2841 TOWNSEND BUILDING
1,123 B'way, Cor. 25th St.

Choice range Suites and single Offices

Detail of children of the cor.

Choice range Suites and single Offices

Detail of controls

Detail o

FLATS AND APARTMENTS TO LET-FURNISHED. Above 14th St. to 59th St. (Inclusive),

DESIRABLE outside Offices, Studios; reduced, furnished; unfurnished; unestricted, danitor, in East 42d desween the Magissin.

DESK Room to let, Hereid square; \$10; etcnographer free, K. S., 203 Herald.

THE LORRAINE,

Attrac 47TH ST., 401 West. Beautifully decorated con th.-7 room Flat; near Broadway, 300=302 WEST 49TH ST.

131-137 East 34th. Above 59th St.-5th Av. to East Riv ents, two rooms, maid service AMES & CO., 26 WEST

bove 59th St.-5th Av. to East River. Washington Heights, Above 125th at

987 Madison Av., S. E. Cor. 77th St.

Highest Class Apartments, Fireproof Building. See Superintendent

Above 50th St .- 5th Av. to North River.

Housekeeping Hotel Apartinents,

> 3 and 4 Rooms with Bath and Kitchen

beautiful. The appointments and fixtures are of the finest quality.

The kitchens are fully equipped and have artificial refrigeration. Above 59th St-5th Av. to North River Close to Broadway, subway express station only a few feet away.

Apply to SUPT. ON PREMISES, or SLAWSON & HOBBS, 162 West 72d St. One Apartment designed for doctor

the year, elegantly furnished Suite, parlor, two chambers and bath, owing to the lateness of the season at very attractive rates. Hotel Majestic, 72d st. and Central Park West.

RIVERSIDE DRIVE & 103d STREET Park West.

3 BATHS only a few left.

large foyers Rents \$2,500 LIBERAL CONCESSIONS WILL BE MADE.

GIBBS & KIRBY, Agents, BROADWAY AND 103D ST.

A two room furnished and a four room furnished or influenced or influenced apartment.

SCH-UNLER ARMS

A la carle retainant in building.
River—8064.

SOT West 08th 84.

NEAR RIVERSIDE DRIVE.

NEAR RIVERSIDE DRIVE.

High class Elevator Apartment being town, minst carle with All Improvements.

ALEXANDER, Real Estate, 12 West 40th.

Ignificently furnished Apartment, five sunsy me, two bathrooms; all rooms facing Hudgen.

ment 10 West, 225 West 80th, Phone, 8716—ler.

8 ROOMS AND 2 LAVATORIES, \$70.

8 ROOMS AND 2 LAVATORIES, \$20.

8 ROOMS AND 2 LAVATORIES, \$70.

8 ROOMS AND 2 LAVATORIES, \$70.

8 ROOMS AND 2 ROOMS & BATH, \$42.50. ADDITION OF DESIGNATION OF THE PROPERTY OF THE

90th St. & West End Av. Duplex Apartments, 10 and 11 rooms, \$2,800 to \$3,700.

Doctor's apartment, 7 rooms, private entrance; rent \$1,600 PALATIAL APARTMENTS

Carlisle Dwellings, 450 WEST END AV., 11 rooms and 8 baths. Rent \$3,800. lough this is a corner building, occup, 160x100, it contains only 12 apartme ring exceptionally jarge comm & abso Washington Heights, Above 125th st.

FLATS AND APARTMENTS TO LET-UNFURNISHED. Above 14th St. to 59th St. (inclusive), D 109TH ST. ND 12 ROOMS, LEE BATHS:

204 West 110th St. ONLY ONE APARTMENT LEFT.

Kitchenettes and kitchens. A few non-542 West 112th St., Cor. B'way. 9 Rooms, 3 Baths, \$1,800 to \$2,100.

> Vorkshire, 582 West 118th at. southeast corner Broadway. Seven and S cooms. two baths: \$1.500 to \$1.500
> ALBERT FOURT AND ELEANOR COURT. 500.
> 317 WEST 95D - FIVE. SIX OR SEVEN
> ROOMS AND BATH. FURNISHED OR UNFUR
> RISHED. PREMISES OR DE PRYSTER
> REALTY OP. 92 PINE ST. PHONE, 5047—
> JOHN.

142=146 East 27th St.

MODERN ELEVATOR APARTMENTS
One Suite, 2 Rooms and Bath...\$35
One Suite, 5 Rooms and Bath...\$65 One Suite, 2 Rooms and Bath..... \$35 One Suite, 5 Rooms and Bath..... \$65 WILL FURNISH IF DESIRED. Inquire Superintendent, on premises. La Rochelle,

7 West 75th st., corner Columbus av.—Seve NEW WINDSOR. 204 Central Park West, near 89th st. 8 ROOMS AND BATH, \$4,200 TO \$1,400, SLAWSON & HOBBS, Agents, 162 West 72d 43 East 58th at. 54 East 59th at. 480 Park at. Seven rooms, one and two baths. \$1,200 to \$1,700 Two rooms and bath. \$420 At Improvements; resident superintendent. SEVEN LARGE ROOMS, BATH: HEAT, WATER: \$40. 805 COLUMBUS AV.

Terrace Court, 102 Biverside Drive, corner 93d st.—Nine and ten comms, two and three baths, \$1,690 to \$2,400, \$1.4WSON & HOBBS, 162 West 72d st., near drandwsy.

The Pamlico, 97 Central Park West, near 69th st.—Eight rooms and bath: \$1,400. THE AVON. n room Apartments, on grand drive; rent 616 MADISON AV., N. W. COR. 58TH. The Stuart,

ites for physicians and dentists; every ern appointment; maid service, eleva-service day and night; moderate ren-250 West 94th at., southwest corner Broadway.-Eight and nine rooms and bath; \$1,400 and \$1,500. s on leases made now.
APPLY TO MGR. ON PREMISES
BRYANT PARK STUDIOS THE LORING,

BRYANT PARK STUDIOS

80 WEST 40TH ST.

Very desirable north light Studio and Apartment of six rooms and bath; can be had from February 1. Apply Superintendent, 321 WEST 118TH ST.,

orner Manhattan av., seven rooms and bath, cam beated, hot water; woodwork newly inted. Janiler, on premises. 349 West 85th St., near Riverside Drive, 8 large light rooms and bath, \$1,400.

375 Central Park West, 7 and 8 rooms. 2 baths, \$800 and \$1,200. 620 WEST 116TH ST. Seven rooms and bath; unobstructed view of mison River; every known improvement; \$75 per conth. Superintendent, on premises, or AIMIAN McGUIRE, 3,531 Broadway. 515 and 523 W. 122d St. High class elevator Apartments, 4, 5 and 6 oms; all night service; wail chute; "park" teet; \$25-\$50.

Washington Heights, Above 125th St, West of 8th Av.

THE PLYMOUTH, 537-541 West 149th St. PRIVATE HOUSE STREET. Select Apartment for Small Family.

Sime and bath distribut and his service du and high; his \$45.00 to \$55.00.

The Wilton and riamlet Apartments, 22
sy, 16th-165,67sts, 3, 4, 5, 7 and 8 rooms
1, 2420 to \$1,100

Woodmere, 561 West 141st st., n. e. corner Broadway. New drammed clavater and theet; 5, 6 reams and bath, 8840 to \$1,000. SITUATIONS WANTED-FEMALES.

Cooks, &c.

HIN.

Jarge, light Store, 507 Columbus av.; steam A girl for chamberwork and waiting, or heart hor water, with four rooms and bath if housework. Call Lacoy, 784 Columbus av. CHAMBERMAID. Light colored girl wisher the chamber and the colored girl wisher the colored girl

JULIETTE A. REMODELLING. Telephone

121 West 72d St. A. DRESSMAKER, all list a gray for all forms: can all structure of the class dressmaking; sery reasest class dressmaking; sery reasest class dressmaking;

A houseworkers French woman English: Civall, 241 New Male ong woman good dook, ences. J. M., 150 Herald, at housework girl small all Tsanio, 504 West 67th, experienced, glabes house-fast fild.